



17 Cookes Drive, Broughton Astley

Leicester LE96RH

MOORE
& YORK



Property at a glance:

- Recently Refurbished Semi Detached Home
- Newly Fitted Bathroom & Kitchen
- Newly Fitted Carpets & Flooring
- Newly Laid Driveway
- Ideal Buy For Growing Family
- New Oak Doors Throughtout
- New Media Wall & Fire
- New Fences
- New Landscaped Garden To Rear
- New Combi Boiler

£270,000 Freehold



Discover your dream family home in the heart of a charming village community. This beautifully presented three-bedroom semi-attached home has undergone a comprehensive scheme of improvements, boasting a newly fitted kitchen, bathrooms, boiler, doors, and carpets throughout. Step into a well-planned central heating accommodation, featuring an inviting entrance hall, spacious lounge with a new media wall and fireplace, and modern kitchen diner on the ground floor. Upstairs, three comfortable bedrooms await, ensuring ample space for the whole family. Outside, enjoy the newly landscaped garden both front and rear, complete with a delightful new patio area perfect for entertaining or relaxation. With a convenient driveway leading to a garage, equipped with newly fitted French doors offering endless possibilities for alternative use, this property is tailor-made for a young, growing family. Don't miss out – schedule your internal viewing today and make this house your forever home!

DETAILED ACCOMMODATION

Composite sealed double glazed door with UPVC sealed double glazed side panel leading to;

ENTRANCE HALL

Stairs leading to first floor accommodation, radiator, under stairs cupboard, door to side aspect.

LOUNGE

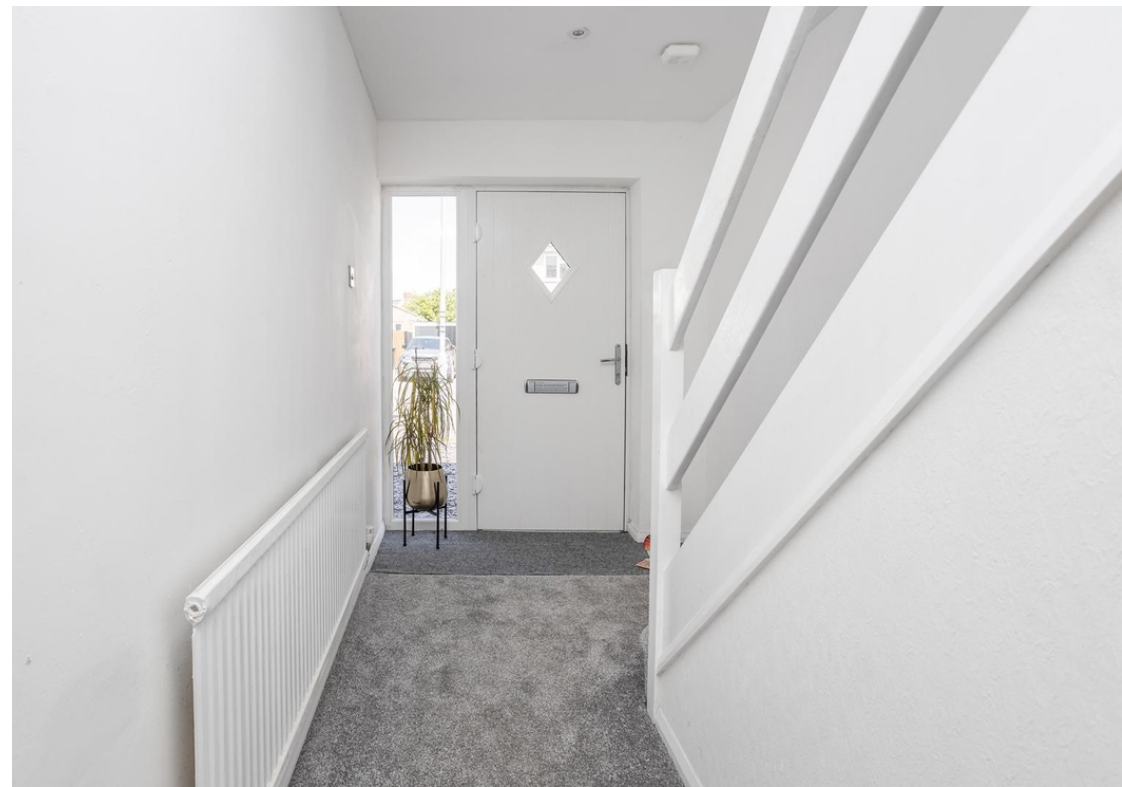
14' 9" x 11' 2" (4.50m x 3.40m) Newly installed media wall and raised log effect gas fire, radiator, UPVC sealed double glazed window, TV point, open plan access to:

KITCHEN/DINING ROOM

17' 8" x 8' 5" (5.38m x 2.57m) Newly fitted in a range of soft close units comprising sink unit with cupboard under, matching range of base units with marble effect work surfaces over with matching upturn, built in oven and four piece gas hob with extractor fan over set in matching hood, integrated dishwasher and fridge/freezer, inset spot lights, UPVC sealed double glazed window and doors to rear aspect, radiator.

FIRST FLOOR LANDING

Access to loft space, UPVC sealed double glazed window, inset spotlights.





BEDROOM 1

11' 6" x 10' 7" (3.51m x 3.23m) Radiator, UPVC sealed double glazed window, inset spotlights, built in cupboard.

BEDROOM 2

11' 10" x 10' 7" (3.61m x 3.23m) Radiator, UPVC sealed double glazed window, inset spotlights,

BEDROOM 3

7' 7" x 6' 6" (2.31m x 1.98m) Radiator, UPVC sealed double glazed window, inset spotlights,

BATHROOM

6' 9" x 6' 4" (2.06m x 1.93m) Newly fitted three piece suite comprising panelled bath with natural rainwater shower over, vanity sink unit and low level WC, heated towel rail, UPVC sealed double glazed window, inset spotlights.

OUTSIDE

Newly laid blue slate garden area to front, tarmac driveway to side leading to detached garage with side french door, landscaped rear garden comprising patio area and formal shaped lawns with inset blue slate sitting area and halfway sleeper with step to further lawns enclosed by new fences and benefits from new soffits and guttering externally.

SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, windows are double glazed.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

TENURE

Freehold









COUNCIL TAX BAND

Harborough B

EPC RATING

TBC

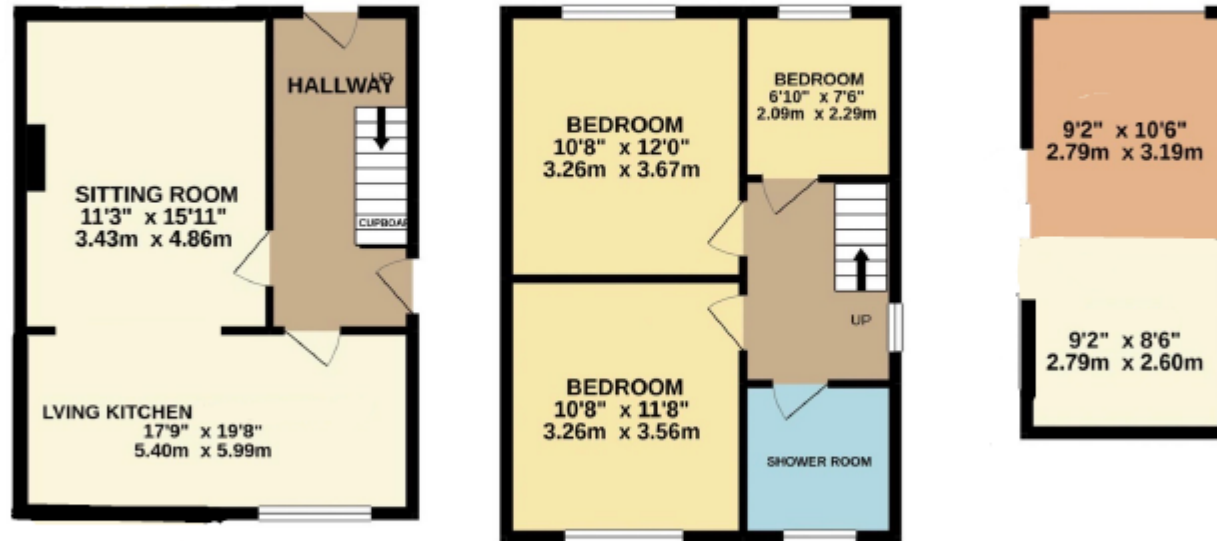
FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.

GROUND FLOOR
1090 sq.ft. (101.3 sq.m.) approx.



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property â€” if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

